

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, May 18, 2006, 1:30 p.m., Conference Room No. 206, Second Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Bruce Helwig, Jim McKee, Bob Ripley and Carol Walker; (Tim Francis and Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the meeting held April 20, 2006. Motion for approval made by Berggren, seconded by Helwig. Motion for approval carried 5-0: Berggren, Helwig, McKee, Ripley and Walker voting 'yes'; Francis and Young absent.

The opportunity was given for persons with limited or with an item not appearing on the agenda to address the Commission.

Ed Zimmer stated that 3800 Orchard Street in the East Campus Neighborhood Landmark District was on the Commission's agenda last month and did not receive a majority vote one way or the other.

APPLICATION BY BERGGREN ARCHITECTS ON BEHALF OF CURTIS AND NANCY WELLER FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 3800 ORCHARD STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT
PUBLIC HEARING: **May 18, 2006**

Members present: Berggren, Helwig, McKee, Ripley and Walker; Francis and Young absent.

Jerry Berggren appeared as the applicant. He stated that his firm has been asked to create an addition for this building. If you extract the two stall garage, it is a pretty small addition. Their attempt has been to disrupt the main house as little as possible trying to keep the important element of the site. The addition is behind the house. This is a corner lot so there is a west elevation that is somewhat obvious to the public. The addition is an enlargement of the kitchen to create an eating area and a guest room. The bricks are pretty hard to come by these days. They will try to match the bricks as best as possible. The client is anxious to start construction.

ACTION:

May 18, 2006

McKee moved approval, seconded by Helwig.

Ripley thinks it looks very good. It catches the massing of the original house a little bit.

Motion for approval carried 4-0: Helwig, McKee, Ripley and Walker voting 'yes'; Francis and Young absent. Berggren not voting due to conflict of interest.

**APPLICATION BY ARTURO'S FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT 803 "Q" STREET IN THE HAYMARKET LANDMARK DISTRICT**

PUBLIC HEARING:

May 18, 2006

Members present: Berggren, Helwig, McKee, Ripley and Walker; Francis and Young absent.

Jeffre Chadwick from Clark Enersen Partners appeared as the applicant. They would like to remove the glass block and the vestibule to the east. This creates an open eating area. There is currently a pole sign. The eating area will come out into the sidewalk area about six feet. They are currently in the process of obtaining sidewalk permits.

Ripley questioned if there will be a recess at the east end. Chadwick replied that it will be flat at the east end and tapers.

Chadwick stated they have looked at different applications for railings. The door will be changed. They would like to have a double door.

Helwig wondered about the handicap access. Chadwick replied that it will be to the east. Walker and Helwig agreed that this is a big improvement.

ACTION:

May 18, 2006

McKee moved approval, seconded by Walker.

Berggren liked the sign that appeared in the agenda. Chadwick stated that is not in the plans for now. Ripley would like to see the sign a little closer to the door.

Berggren is a little concerned about establishing the entrance for both businesses.

Motion for approval carried 5-0: Berggren, Helwig, McKee, Ripley and Walker voting 'yes'; Francis and Young absent.

APPLICATION BY “BLUE ORCHID” RESTAURANT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT OR ADJACENT TO FEDERAL PLACE (ALSO KNOWN AS OLD FEDERAL BUILDING), A DESIGNATED LANDMARK AT 121 NORTH 10TH STREET

PUBLIC HEARING:

May 18, 2006

Members present: Berggren, Helwig, McKee, Ripley and Walker; Francis and Young absent.

Zimmer stated that the applicant is in need of a partial fence to designate which area is theirs. He does not have any information to present.

APPLICATION BY DAVE JOHNSON ON BEHALF OF R/SACC FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE PACE-WOODS HOUSE AND AT THE LALLY HOUSE, DESIGNATED LANDMARKS AT 2545 AND 2541 “N” STREET

PUBLIC HEARING:

May 18, 2006

Members present: Berggren, Helwig, McKee, Ripley and Walker; Francis and Young absent.

Dave Johnson appeared on behalf of the applicant. He has spent the last two years fundraising and designing. The parking lot is installed on the south side of the property. The house has been re-roofed and the asbestos siding has been removed. Lally House will have new siding, either real wood or a cement based siding product. The link connecting both houses will be a transitional area. There will be access from the parking lot on the south side. 10 spaces will be designated for staff. 4 stalls will be reserved for high risk clients. Some of the other clientele will use the on street parking. Drawings of the elevation and cross section are shown in the agenda. There are a lot of trees between the two houses which they plan to keep and maintain. The feel it helps to separate the two houses. Each house will be painted with a different paint scheme.

McKee sees there are still offices above the porch. Johnson stated that architecturally, the Board would like to remove the offices from above the porch, but they do not have the resources at this time and they need the space.

Johnson noted that the connecting link is being done in such a way that if the houses should happen to be sold, the link between the two houses could be removed without any structural damage to either house.

ACTION:

May 18, 2006

McKee moved approval, seconded by Berggren.

Ripley stated that this is a very worthy institution. He likes the idea of each house maintaining a separate identity.

Motion for approval carried 5-0: Berggren, Helwig, McKee, Ripley and Walker voting 'yes'; Francis and Young absent.

REVIEW AND ADVISE PUBLIC WORKS AND UTILITIES DEPARTMENT ON A PROJECT TO REPAIR OR REPLACE A RETAINING WALL IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 1924 "F" STREET IN THE CLARK-LEONARD LANDMARK DISTRICT

PUBLIC HEARING:

May 18, 2006

Members present: Berggren, Helwig, McKee, Ripley and Walker; Francis and Young absent.

Zimmer stated that this is a limestone wall in the public right-of-way. The wall has failed. The irony is that the failed portion is concrete block. That came after the limestone. Public Works can't maintain private improvements in public right-of-way. Unique features are the responsibility of the property owner. The property owner is not willing to repair or maintain the failed wall. Public Works will knock down the wall and grade to a slope. Zimmer applauds Public Works for keeping him informed.

Ripley would find it appropriate for the Commission to thank Public Works for keeping the Commission informed. He believes Public Works has little choice in some situations and he appreciates their efforts.

Berggren wondered if this is important enough to bring to the attention of the neighborhood group. Perhaps some block grant money would be available to help preserve and maintain the wall. Helwig thought that would be a good idea. Berggren thinks the stone wall is such an important feature of the neighborhood.

Zimmer wondered what materials would be acceptable. Ripley is not sure what material if any, would pre-date this. Perhaps it would be worth asking PAL if they knew anyone who had access to this material.

Berggren is aware of a company that he has used in courthouse restorations. There is also an abandoned quarry down by Johnson.

Ripley questioned if we are sure that limestone was the original material used for the wall. Berggren would be curious when the walls were built. Zimmer is not sure he can document when the wall was built.

Zimmer will inform Public Works that the Commission appreciates the notice. He will let them know a limestone wall would be preferable with fund-raising. Berggren wondered if the neighbors could raise the funds for the stone, perhaps Public Works would be willing to install it? Zimmer will speak to Public Works about it. The Commission would like to be kept informed of the progress.

Berggren believes it would be in the best interest of the neighborhood to restore that portion of the wall.

Ripley noted that PAL and Near South Neighborhood Organization would be good sources to approach regarding fundraising.

There being no further business, the meeting was adjourned at 2:30 p.m.